

Case number 1:23-211

Supplement to the Notice of Removal  
filed by: Stella Starace

07/13/2023

By: Stella Starace, Esq.

**RECEIVED**

**JUL 13 2023**

**CLERK, U.S. DISTRICT COURT  
FOR THE WESTERN DISTRICT  
OF PENNSYLVANIA**

3905 Parade Boulevard  
Rent Payment History  
updated 04-03-23

CC = Credit/Debit Card  
CK = Check

Rental Period	Rent Due Date	Monthly Amount Due	Amount Paid	Date Paid	Cumulative Rent Due	Payment Method	Cash Receipt #
Jun 2018	06/01/18	1,000.00	1,000.00	06/01/18		CASH	416703
Jul 2018	07/01/18	1,000.00	950.00	07/10/18	50.00	CASH	418333
Aug 2018	08/01/18	1,000.00	1,050.00	08/02/18		CASH	419958
Sep 2018	09/01/18	1,000.00	1,000.00	09/10/18		CASH	422068
Oct 2018	10/01/18	1,000.00	1,000.00	10/05/18		CASH	423133
Nov 2018	11/01/18	1,000.00	1,000.00	11/16/18		CASH	424497
Dec 2018	12/01/18	1,000.00	950.00	12/18/18	50.00	CASH	425225
Jan 2019	01/01/19	1,000.00	1,050.00	01/22/19		CASH	427488
Feb 2019	02/01/19	1,000.00	1,000.00	02/19/19		CASH	428579
Mar 2019	03/01/19	1,000.00	2,000.00	02/28/19	(1,000.00)	CASH	428853
Apr 2019	04/01/19	1,000.00	500.00	03/18/19	(500.00)	CASH	429571
May 2019	05/01/19	1,000.00	400.00	04/24/19	100.00	CC	430815
Jun 2019	06/01/19	1,000.00	1,100.00	06/20/19		CASH	431909
Jul 2019	07/01/19	1,000.00	1,000.00	07/30/19		CC	433439
Aug 2019	08/01/19	1,000.00	1,250.00	09/06/19	(250.00)		435930
Sep 2019	09/01/19	1,000.00	500.00	09/19/19	250.00	CC	436334
Oct 2019	10/01/19	1,000.00	550.00	10/18/19	700.00	CC	437332
Nov 2019	11/01/19	1,000.00	400.00	11/26/19	1,300.00	CASH	438509
Dec 2019	12/01/19	1,000.00	1,250.00	01/02/20	1,050.00	CC	439680
Jan 2020	01/01/20	1,000.00	1,500.00	01/24/20	550.00	CC	441204
Feb 2020	02/01/20	1,000.00	1,558.00	02/17/20	(8.00)	CASH & CC	442141
Mar 2020	03/01/20	1,000.00	400.00	03/26/20	592.00	CC	443271
Apr 2020	04/01/20	1,000.00			1,592.00		
May 2020	05/01/20	1,000.00			2,592.00		
Jun 2020	06/01/20	1,000.00			3,592.00		
Jul 2020	07/01/20	1,000.00	2,000.00	07/14/20	2,592.00	CC	445438
Aug 2020	08/01/20	1,000.00			3,592.00		
Sep 2020	09/01/20	1,000.00	2,000.00	09/18/20	2,592.00	CC	448499
Oct 2020	10/01/20	1,000.00			3,592.00		
Nov 2020	11/01/20	1,000.00	300.00	11/11/20	4,292.00	CC	450112
Dec 2020	12/01/20	1,000.00	1,075.00	12/04/20	4,217.00	CC	450419
Jan 2021	01/01/21	1,000.00	1,500.00	01/04/21	3,717.00	CC	451104
Feb 2021	02/01/21	1,000.00			4,717.00		
Mar 2021	03/01/21	1,000.00			5,717.00		
Apr 2021	04/01/21	1,000.00			6,717.00		
May 2021	05/01/21	1,000.00			7,717.00		
Jun 2021	06/01/21	1,000.00			8,717.00		
Jul 2021	07/01/21	1,000.00	10,467.00	07/26/21	(750.00)	CK	458187
Aug 2021	08/01/21	1,000.00			250.00		RENT RELIEF

3905 Parade Blvd Rent Payment History updated 04-03-23

814-824-2000

rcyhurst University  
cation: MA

ceipt: 000433439

ceived From: 3905 Parade Starocci Rent Wat

Date of Receipt  
07/30/19

ceipt Codes General

edit Card

bal:

1,220.00  
-----  
1,220.00

ceipt: 000442155

ceived From: 3905 Parade, Jan & Feb Rent

Date of Receipt  
02/17/20

ceipt Codes General

edit Card

al:

1,320.00

-----  
1,320.00

1,320.00

80



Starla S <anythingispossible214@gmail.com>

## Fwd: Your receipt pymnt due

**Starla Speed** <starlaspeed@gmail.com>  
To: Starla S <anythingispossible214@gmail.com>

Thu, Jul 13, 9:03 AM

----- Forwarded message -----

**From:** Starocci, Starla <staroccis@upmc.edu>  
**Date:** Mon, Feb 17, 2020 at 4:11PM  
**Subject:** RE: Your receipt pymnt due  
**To:** starlaspeed@gmail.com <starlaspeed@gmail.com>

**Starla Starocci**

Contact Center Specialist II

UPMC Revenue Cycle Contact Center

Answering Service

Quantum One Building, 4th Floor

2 Hot Metal Street

Pittsburgh, PA 15203

**From:** Alice Flanagan <aflanagan@mercyhurst.edu>  
**Sent:** Monday, February 17, 2020 10:16 AM  
**To:** Starocci, Starla <staroccis@upmc.edu>  
**Subject:** Your receipt

Starla

I put \$1262.00 which paid the water bill and \$6885.00 went towards the balance of Jan rent leaving \$1120.00 left for January and \$1000.00 for February. According to the new Sub lease agreement you and your sub leasee tenant will stay 2.5 months ahead of the Rental agreement 2020 rent payment schedule which means you still owe a balance of \$3,500. If you are still considering the land contract option we will consider a deposit of 36,000 before we can write up the title agreement , however, WE expect the payment for the 2 .5 upfront agreement the amount is due in the office before the pay period Wednesday afternoon

Thank you





